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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 25/02873/FP
HCC ref: NH/29120/2026
HCC received: 12 May 2026
Area manager: Manjinder Sehmi
Case officer: Paul Marshall

Location

Land On The West Side Of, Burge End Lane, Pirton, Hertfordshire, SG5 3QN

Application type

Full Application

Proposal

Full Planning Permission : Erection of one two-bedroom dwelling including landscaping, bin and bike storage and installation of air source heat pump, solar cells and EV charging point. Alterations to existing vehicular access to accommodate two parking spaces

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

HCC as the Highway Authority have reviewed the supporting documents and drawings and wishes to raise an objection to the application. This is due to highway safety concerns as the proposals are contrary to the design standards contained in Hertfordshire County Council's Place & Movement Planning Design Guidance (adopted in March 2024). Please see below.

SWEPT PATH

Drawing Ref-(020 Rev A) The drawing does not demonstrate that vehicles can safely access, turn and exit the site. In the absence of swept path analysis, it cannot be confirmed that the proposed layout provides safe and adequate manoeuvring. The applicant needs to provide a swept path using

industry standard software similar to AutoTURN. This is especially important as the carriageway at the point of access is approx. 3m wide.

PARKING

On the same drawing the parking spaces are shown as 4.8m x 2.4m. Hertfordshire County Council's Place and Movement Planning Design Guidance (adopted March 2024) Part 4 Chapter 6 Table 11.9 requires parking bays of 2.5m x 5.0m.

GRADIENT

The applicant has not demonstrated that the proposed access gradient complies with Hertfordshire's Place and Movement Planning and Design Guidance. In particular, the access should not be steeper than 1 in 10 (for the first 5m) in order to ensure safe and suitable access.

CONCLUSION

The Highway Authority are unable at this time to extend the grant of planning permission for the reasons discussed above.

Signed

Paul Marshall

28 May 2026